Name and Address of New Owner:
Tonya Noga
126 Shiaway Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 322375 DEEDWARR
12/02/2019 08:37:31 AM 2 pgs
Fees: $13.00 Taxes: $747.40
20191202-0123149

Map & Parcel No: 149020F01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jaime Grimsley, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tonya Noga, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049599, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime A. Grimsley, a single woman by Warranty Deed from J2K Builders, LLC dated June 30th 2014 and recorded July 1st 2014 of record in Instrument No. 20140701-0057928 in said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 126 Shiaway Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2019.

Jaime Grimsley (SEAL)

STATE OF TENNESSEE
COUNTY OF Knox

On this 26th day of November, 2019, before me personally appeared Jaime Grimsley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of November, 2019.

WEAM JOSEPH MISHU STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

Notary Signature
My commission expires: My Commission Expires 10/31/2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $202,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26 day of November, 2019.

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Notary Public
My commission expires:
File No. 19-639